

**TOWN OF GRANBY  
PLANNING AND ZONING COMMISSION  
JUNE 12, 2012  
MINUTES**

**Present:** Paula Johnson, Chairwoman, Margaret Chapple, Paul Lambert, Eric Lukingbeal, Linda Spevacek and James Sansone. Francis Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:02 p.m.

**Public session:** There was no public comment.

**ON A MOTION** by Paul Lambert, seconded by Eric Lukingbeal, the Commission voted to approve the minutes of May 22, 2012 with the following corrections: Page 1, paragraph 5, sentence 3 should be **Linda** Betsch not **Elizabeth** Betsch and paragraph 9, sentence 1 should be June **12**, 2012 not June **10**, 2012. All approved.

**Public hearings:**

The public hearing for an application for a Special Permit seeking a Beauty Salon under Section 3.12.1 for property located at 17 Hartford Avenue, File Z-7-12 opened at 7:04 p.m. Michael Guarco, property owner presenting the application, stated the 1,000 square foot area is in a commercial building formerly used by Quick Print. The access will be through a rear entrance with direct access to the rear parking lot. There will be three hair stations. Francis Armentano recommended Mr. Guarco stripe the rear parking area prior to opening the salon, as this will accommodate more motor vehicles and in a more orderly and safe manner. The facility has public water and sewer. The existing sign face will be used. There was no public comment. The public hearing closed at 7:08 p.m.

The public hearing for an application seeking a Special Permit for a Bed and Breakfast under Section 8.10 of the Zoning Regulations for property located at 289 Granville Road, File Z-4-12 opened at 7:09 p.m. Glenn and Yumi Ballard, applicants, gave a brief review of their background and travels. Mr. Ballard stated their home is a renovated farmhouse and barn on 3.6 acres. The Bed and Breakfast, will offer two unique rooms in a Japanese style. Guests will have the opportunity to immerse themselves in the basics of Japanese culture and enjoy the natural surroundings, especially the Salmon Brook, which flows along three sides of the property. The home and property are very well separated from surrounding homes. They are proposing a freestanding sign. There was no public comment. The public hearing closed at 7:16 p.m.

The public hearing for an application seeking a Special Permit for a rear lot under Section 8.14 of the Zoning Regulations for property located 123 Old Messenger Road, with access proposed from Silkey Heights, File Z-3-12 opened at 7:23 p.m. The applicant's submitted an e-mail to the Town asking that the hearing be opened and continued to the next meeting so that they might address the issues outlined in the memo from Fran

Armentano dated June 6, 2012. Members of the public were in attendance to speak on this issue and they were allowed the opportunity to speak briefly. Dave Demchak and John Fede, Silkey Heights neighbors voiced their concerns about the application. The public hearing adjourned at 7:23 p.m.

**Old Business:** Fran commented that several members of the public have expressed interest in the subcommittee to study the use of recreational vehicles.

**New Business:** Fran noted that a resident located in the center edge zone requested an accessory apartment. The new center regulations don't allow for this. The Commission members supported adding accessory apartment to the center zones. Fran Armentano will start the process of amending the regulations.

**Receive Applications:** The Commission received an application for a special permit seeking to establish a cemetery at 298 Salmon Brook Street, in a Center Commons Zone.

**Staff Reports and Correspondence:** There were no new reports.

**Commission discussion of items of interest or concern:** Jim Sansone commented on blighted properties in town, specifically fire damaged properties. Fran noted that Mr. Smith also expresses concern.

**ON A MOTION** by Margaret Chapple, seconded by Eric Lukingbeal, the Commission voted to approve the application for a Special Permit seeking a Beauty Salon under Section 3.12.1 for property located 17 Hartford Avenue, File Z-7-12 with the following condition:

- The parking lot must be stripped prior to opening.

All approved.

**ON A MOTION** by Eric Lukingbeal, seconded by Linda Spevacek, the Commission voted to approve the application seeking a Special Permit for a Bed and Breakfast under Section 8.10 of the Zoning Regulations for property located at 289 Granville Road, File Z-4-12 with the following condition:

- The signage and lighting must receive the approval of the Director of Community Development prior to installation

All approved.

The meeting adjourned at 7:31 p.m.

Respectfully submitted,

Dorcus S. Forsyth  
Recording Secretary